



The Neuk, 80 Liverpool Road
Walmer, Deal, CT14 7NL
£825,000

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The Neuk

80 Liverpool Road, Walmer, Deal

A well-presented modern detached family home, occupying a most sought after location, nestled within enviable gardens.

Situation

Liverpool Road is a pleasant leafy lane, consisting of mainly detached houses, and regarded as one of the finest locations in Lower Walmer; close to the beach and adjacent to the grounds of Walmer Castle. Walmer offers many local amenities on The Strand with a selection of inns, cafes and convenience shops and the seafront is close by with its two mile pebble shoreline and popular promenade and cycle path. Deal town centre to the north, has a growing cafe culture with pedestrianised high street, a host of eateries along with high street and specialist shops which have contributed to its' award winning status. Walmer has a mainline railway station with a frequent service connecting the Javelin high speed link to London St Pancras.

The Property

Having been thoughtfully extended by the present owners "The Neuk" incorporates spacious and flexible accommodation to meet a variety of needs, whilst providing great scope for further improvement. Arranged as a four bedroom home and a one bedroom two storey annexe; the property enjoys dual aspect twin reception rooms, both sharing a central focal point fireplace with wood burning stove whilst French doors from the dining room open to the garden. A useful study lies to the rear as does the attractive kitchen, fitted with a range of stylish sage green shaker units capped with contrasting worktops. From the light filled entrance hallway, with luxurious cloakroom facility, a turn staircase rises to the first floor giving access to four double bedrooms, two with built in storage, and a fully tiled contemporary bathroom. Attached to the one side of the property is a two storey self-contained annexe complete with independent access to front and rear with a small entrance porch leading into a light and airy sitting/dining room to front, with a wide shallow tread staircase leading to the first floor. A fitted kitchen to rear with door and picture window opens and

overlooks the garden. To the first floor is a generous double bedroom and fully tiled bathroom.

Outside

"The Neuk" occupies a delightful position hunkered within its plot peppered with striking mature trees and established boundaries providing seclusion and great interest. To front a generous carriage driveway offers ample parking and access to the garage, measuring 19' 8" x 10' 8" (6.00m x 3.25m), with power and light connected. To rear is a spectacular lawned garden stocked with a variety of well-tended established hedging, shrubs and herbaceous perennials with the magnificent St. Mary's Church providing a distant backdrop. A useful timber shed lies to the side, measuring 13' 5" x 6' 11" (4.10m x 2.10m), and would make an ideal workshop.

Services

All mains services are understood to be connected to the property.

Local Authority

Dover District Council, , White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: E & A

EPC Rating: C & D

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 381155**

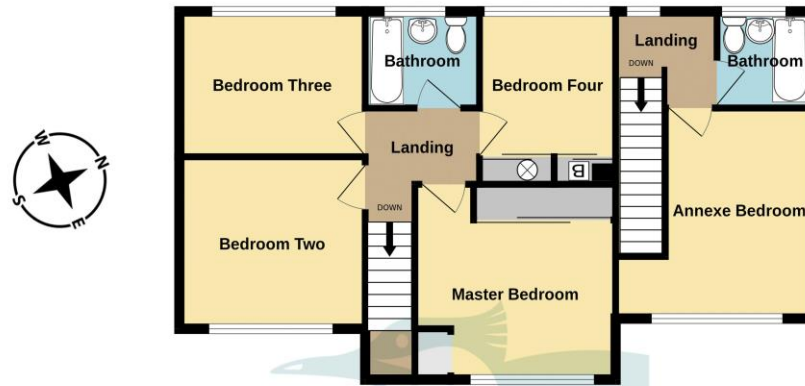
Main House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Annexe

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

First floor
695 sq.ft. (64.6 sq.m.) approx.



Ground floor
901 sq.ft. (83.7 sq.m.) approx.



TOTAL FLOOR AREA : 1597 sq.ft. (148.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Sitting Room

18' 0" x 10' 2" (5.48m x 3.10m)

Dining Room

17' 11" x 10' 9" (5.46m x 3.27m)

Study

9' 2" x 5' 7" (2.79m x 1.70m)

Kitchen

13' 11" plus recess x 8' 11" (4.24m x 2.72m)

Cloakroom

5' 5" x 4' 0" (1.65m x 1.22m)

First Floor

Master Bedroom

11' 8" x 10' 9" (3.55m x 3.27m)

Bedroom Two

10' 10" x 9' 4" (3.30m x 2.84m)

Bedroom Three

10' 10" x 8' 3" (3.30m x 2.51m)

Bedroom Four

8' 4" x 7' 11" (2.54m x 2.41m)

Bathroom

6' 7" x 5' 4" (2.01m x 1.62m)

Annexe

Annexe Kitchen

11' 6" x 5' 6" (3.50m x 1.68m)

Annexe Sitting/Dining Room

11' 11" x 11' 6" (3.63m x 3.50m)

Annexe Bedroom

11' 10" x 8' 3" (3.60m x 2.51m) extending to 11' 6" (3.50m) into recess

Annexe Bathroom

5' 7" x 5' 2" (1.70m x 1.57m)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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